

**LODI CITY COUNCIL
SPECIAL CITY COUNCIL MEETING
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, OCTOBER 26, 2004**

A. CALL TO ORDER / ROLL CALL

The Special City Council meeting of October 26, 2004, was called to order by Mayor Hansen at 7:03 a.m.

Present: Council Members – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

Absent: Council Members – None

Also Present: Interim City Manager Keeter, City Attorney Schwabauer, and City Clerk Blackston

B. REGULAR CALENDAR

- B-1 “Adopt resolution authorizing the City Manager to award contract and authorize expenditures for the Phase II portion of the demolition and clean up in the old Public Safety Building (\$45,590)”

Dennis Callahan, Fleet and Facilities Manager, reported that a fire occurred at the old Public Safety Building just prior to noon on August 29. The fire started from a ceiling fan that had been installed ten years ago. It was quickly contained and there was mostly smoke damage. He noted that the building also contains the City’s mainframe computer and phone system. In addition, the Police Department’s pistol range continues to be utilized in the basement, prisoners are transported to Court One through the hallways, and a document depository comprises six rooms of the building. Fire Station 1 is housed at the east end of the building.

Mr. Callahan stated that the work would be divided into three phases. Phase I is emergency cleanup, i.e. the duct work, Fire Department spaces, and cleaning office furniture that had been stored there for other projects. Phase I work is estimated to cost \$35,000 and should be completed this week. Phase II includes the remaining demolition and cleanup work. The insurance adjuster received four bids ranging from \$45,000 to \$128,208. All of the work will be covered by insurance; however, the City has a \$25,000 deductible. Phase III will be the construction cost to get the building back to the condition it was in before the fire. The insurance company will receive bids for this work and will hold the approximately \$100,000 to \$150,000 until the City is prepared to begin the remodeling process.

In answer to Council inquiries, Mr. Callahan stated that an electrical engineer is being sought to evaluate the building to ensure it remains safe until the City can embark on remodeling work. The contract with Primo Clean will require a bond to ensure the work is completed.

Council Member Howard suggested that the unused space at the building be leased, or cement slabs installed and rooms converted to indoor basketball courts.

Mr. Callahan explained that in some areas the framing of walls and ceilings would be exposed. There are many small rooms with ceiling heights of eight feet, which would not conveniently lend itself to the open space needed for basketball. In addition, the electrical wiring, duct work, and plumbing problems in the building would remain, making it unsuitable for leasing unless a significant amount of money were invested in repairs.

Council Member Hitchcock suggested that the insurance money be used to repair enough of the building to move Fire Administration back into the building from its current location in the retail space of the parking structure. She noted that vacant buildings deteriorate much more quickly and it would be five years or more before money is available to fully renovate the building.

Mr. Callahan replied that the insurance money could only be used to renovate the first floor space back to the condition it was in before the fire. He reminded Council that the long-term plan is to move Community Development, Public Works, and Fire Administration into the building. In conjunction with this, Court One would move to the second floor of the new police building and the Finance Department would be relocated to the first floor of City Hall. Staff's recommendation at this time is to do the initial demolition and clean up work and to utilize the unused portions of the building for storage space.

Interim City Manager Keeter recalled that preliminary studies indicated that it would cost \$50,000 to renovate the building enough to house Fire Administration. She suggested that the matter be considered when staff returns to Council with a recommendation for Phase III.

MOTION / VOTE:

The City Council, on motion of Mayor Hansen, Beckman second, unanimously adopted Resolution No. 2004-225 authorizing the City Manager to award the contract and authorize expenditures in the amount of \$45,590 for the Phase II portion of the demolition and clean up in the old Public Safety Building.

C. CLOSED SESSION

At 7:30 a.m., Mayor Hansen adjourned the Special City Council meeting to a Closed Session to discuss the following matter:

C-1 Conference with labor negotiator, Human Resources Director Joanne Narloch and Rick Bolanos, regarding Police Officers Association of Lodi and Lodi Police Dispatchers Association pursuant to Government Code §54957.6

The Closed Session ended at 7:52 a.m.

D. RETURN TO OPEN SESSION / DISCLOSURE OF ACTION

At 7:52 a.m., Mayor Hansen reconvened the Special City Council meeting, and City Attorney Schwabauer disclosed that there was no reportable action taken in Closed Session.

E. ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 7:53 a.m.

ATTEST:

Susan J. Blackston
City Clerk